135.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,418,100 / 1,418,100
					USE VALUE:	1,418,100 / 1,418,100
					ASSESSED:	1,418,100 / 1,418,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMITAY SARAH
Owner 2:	ODELL CHRISTINE DIANE
Owner 3:	
Street 1:	30 BELLEVUE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUINN DANIELLE L/JOHN CRONIN J -
Owner 2:	TRUSTEES/30 BELLEVUE RD RLT T -
Street 1:	30 BELLEVUE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .425 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 3946 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18496.000	632,400	5,800	779,900	1,418,100
Total Card	0.425	632,400	5,800	779,900	1,418,100
Total Parcel	0.425	632,400	5,800	779,900	1,418,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.36 /Parcel: 359.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	632,400	5800	18,496.	779,900	1,418,100		Year end	12/23/2021
2021	101	FV	612,900	5800	18,496.	779,900	1,398,600		Year End Roll	12/10/2020
2020	101	FV	520,200	5800	18,496.	779,900	1,305,900	1,305,900	Year End Roll	12/18/2019
2019	101	FV	382,900	5800	18,496.	731,200	1,119,900	1,119,900	Year End Roll	1/3/2019
2018	101	FV	378,500	8300	18,496.	604,400	991,200	991,200	Year End Roll	12/20/2017
2017	101	FV	378,500	8300	18,496.	555,700	942,500	942,500	Year End Roll	1/3/2017
2016	101	FV	378,500	8300	18,496.	506,900	893,700	893,700	Year End	1/4/2016
2015	101	FV	369,300	8400	18,496.	497,200	874,900	874,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN DANIELLE	72938-569	1	7/17/2019		1,624,000	No	No		
QUINN DANIELLE	33705-547		9/26/2001	Family	10	No	No		
QUINN BRIAN T	24605-106		6/9/1994		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/1996	251	Manual	4,000					NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Entry Denied	372	PATRIOT
11/8/2005	OWNR INFO	BR	B Rossignol
12/1/1999	Mailer Sent		
11/3/1999	Entry Denied	256	PATRIOT
11/3/1999	Measured	256	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18496		Sq. Ft.	Site		0	80.	0.53	9									779,910						779,900	

Total AC/HA: 0.42461 | Total SF/SM: 18496 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 779,910 | Spl Credit: | Total: 779,900

PRINT

Date	Time
12/30/21	10:48:53

LAST REV

Date	Time
09/29/20	12:06:35

apro

User Acct / GIS Ref / GIS Ref / Insp Date

86793
05/25/18
!10501!
PAT ACCT. 10501

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98365104
Const Adj.:	0.99989998
Adj $ / SQ:	127.862
Other Features:	105750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662853
Depreciation:	30491
Depreciated Total:	632361

COMMENTS

GAR ON LOT 17B.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

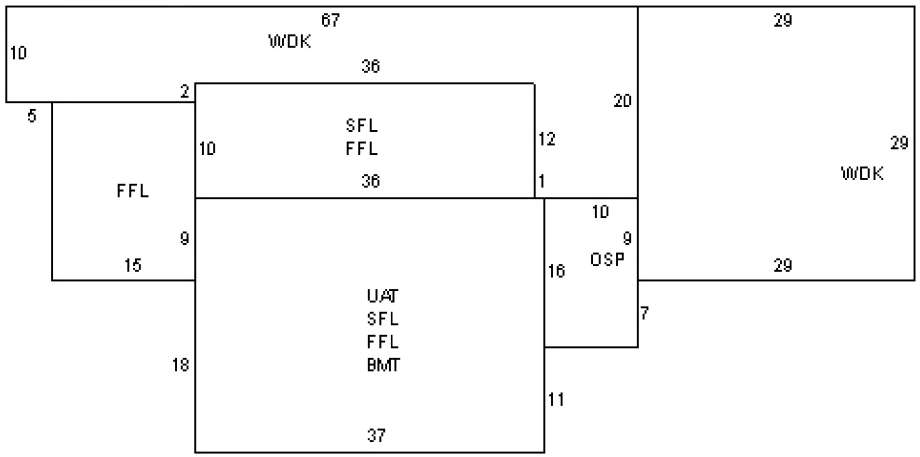
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.65
Special Features:	0	Val/Su Net:	103.59
Final Total:	632400	Val/Su SzAd	200.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,716	127.860	219,411
WDK	Deck	1,549	6.640	10,293
SFL	Second Floor	1,431	127.860	182,970
BMT	Basement	999	66.740	66,677
UAT	Upper Attic	250	51.140	12,773
OSP	Screen Porch	160	29.490	4,719

Net Sketched Area:	6,105			Total:	496,843
Size Ad	3147	Gross Area	6854	FinArea	3946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						
3	Garage	D	Y	1	20x24	A	AV	1940	20.21	T	40	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800